

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-1-2010 – Muley Pointe Subdivision

SYNOPSIS:

Applicant: John Erickson
Proposal: Final Plat Approval
Location: 3860 South 3600 West
Zoning: R-1-8

BACKGROUND:

Mr. John Erickson, is requesting final subdivision approval for a 2-lot flag lot subdivision in the R-1-8 zone. The subject property is located at 3890 South 3600 West. The property is currently occupied by two single family dwellings. Mr. Erickson would like to subdivide the property in order to separate the two dwellings. The ultimate objective is to remove the basement dwelling and allow the flag lot to develop with a new single family dwelling.

The property is approximately .67 acres in size which is adequate to be divided. According to Salt Lake County records, the main dwelling was constructed in 1912. It is not known when the basement dwelling was added to the site. County information does list a date of 1978 as an “effective” date built, which could be when the basement dwelling was constructed.

Access to the subdivision will be gained from 3600 West. As existing improvements are currently in place, the applicant will not need to open up 3600 West for water and sewer. However, a new curb cut and drive approach will be required for the flag lot.

As mentioned previously, the flag lot is intended to be used as a new building lot. After reviewing the proximity of this lot with the relatively new development to the north, the City Engineering Division will not require a new soils report. The soils report of the Woodbury Cove Subdivision indicates that ground water was not encountered to a depth of 10 feet. This will allow a basement to be constructed on the flag lot.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager